

| PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY | | |
|---|----------------------------|-----------------|
| | APPLICANT | APPLICATION NO. |
| 1. | Roberto Monsivais | 4-11421 |
| 2. | | |
| | | |
| | COMM. COURT: June 26, 2012 | |



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

Raul E. Sesin, P.E., CFM
Planning Administrator

Application No: 4-11421

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Roberto Mansicaris

Address: 306 HAZEL ST
San Juan TX 78589

Phone: 571-2111

| Approved by Environmental Health: | Temporary Service | Final Service |
|-----------------------------------|-------------------|----------------|
| | | |
| Inspection/Permit No: | <u>48996</u> | <u>48996</u> |
| Date Approved: | <u>6/13/12</u> | <u>6/13/12</u> |

Water Supplier: North Alamo Water Supply

Utility Provider: M.V.E.C. AEP

Account/ESI No.: N/A
 Temporary Pole Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Alamo Land and Sugar Company Lot 3 Block 41

~~[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]~~

~~and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)~~

~~The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.~~

~~OR-~~

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

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Raul E. Sesin, P.E., CFM
Planning Administrator

Application No:

Precinct 1 2 3 4
4-11421

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Roberto Monsivais

Known to me [or proved to me in the oath of _____ or through
04302515 (description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Alamo Lane Sugar Company Lot 3 Block 41."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

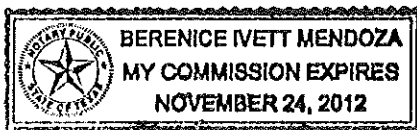
3A. "~~The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995.~~"

-OR-

3B. "~~The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999.~~"

Roberto Monsivais (Signature)

SUBSCRIBED AND SWORN TO before me on June 13,, 2012, to certify which, witnesses my hand and seal of office.



Berenice Vett Mendoza
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

4-11421

Mar. 21, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

A1800-00-041-0003-10

[1] OWNER: ROBERTO MONSIVAIS
123 GONZALEZ DR
SAN JUAN, TX 78589-3704
Telephone No. 571-8111

[7] LEGAL DESC./NAME OF SUBDIVISION
ALAMO LAND & SUGAR CO N330'-E2
' LOT BLK 41 1.6667AC GR 1.57A
NET

LOCATION: 0 TOWER & SIOUX

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$60,000

[5] SIZE OF STRUCTURE: 3,022 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESIDENTIAL

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-40' REAR-15' SIDES-6'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: NO
Panel No. /Suffix: 180334 Pct: 0

Community No.: 0425

Certification of Elevation
Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Roberto Monsivais
Prepared by 3-21-12
Date

E. Froin
Approved by 3-21-12
Date

Roberto Monsivais
Signature of Owner or Applicant 3/21/12
Date

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: May 7, 2010

Grantor: GLORIA RODRIGUEZ, AKA GLORIA P. RODRIGUEZ
and husband, JOSE LUIS RODRIGUEZ

Grantor's Mailing Address (including county): 123 Gonzalez Drive
San Juan, Texas 78589
Hidalgo County, Texas

Grantee: ROBERTO MONSIVAIS and VERONICA CONTRERAS

Grantee's Mailing Address (including county): 306 Hazel Street
San Juan, Texas 78589
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of INTERNATIONAL BANK OF COMMERCE in the principal amount of FORTY-SIX THOUSAND AND NO/100THS DOLLARS (\$46,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of INTERNATIONAL BANK OF COMMERCE and by a first-lien deed of trust of even date from Grantee to OSVALDO ARAIZA, Trustee.

Property (including any improvements):

Being 1.6667 acres of land situated in Hidalgo County, Texas, and being out of the North 10 acres of Lot 3, Block 41, Alamo Land and Sugar Company Subdivision as per map recorded in Volume 1, Page 24, Map Records, Hidalgo County, Texas and said 1.6667 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point on the North line of said Lot 3 for the Northwest corner of said tract herein described, said point also being located on the centerline of Sioux Road and bears South 81 degrees 28 minutes 09 seconds East, 1100.00 feet from a 3/4-inch iron pipe found for the Northwest corner of said Lot 3;

THENCE, South 81 degrees 28 minutes 09 seconds East, 220.00 feet, with the North line of said Lot 3 and with the centerline of said Sioux Road to a point for the Northeast corner of said tract herein described and the Northeast corner of said Lot 3;

THENCE, South 08 degrees 31 minutes 51 seconds West, with the East line of said Lot 3, at a

distance of 20.00 feet pass a 1/2-inch iron rod found for reference on the South right of way line of said Sioux Road and continuing for a total distance of 330.00 feet to a 1/2-inch iron rod set for the Southeast corner of said tract herein described;

THENCE, North 81 degrees 28 minutes 09 seconds West, 220.00 feet, with a line that is parallel to the North line of said Lot 3 to a 1/2-inch iron rod set for the Southwest corner of said tract herein described;

THENCE, North 08 degrees 31 minutes 51 seconds East, with a line that is parallel to the West line of said Lot 3, at a distance of 310.00 feet pass a 1/2-inch iron rod found for reference on the South right of way line of said Sioux Road and continuing for a total distance of 330.00 feet to the POINT OF BEGINNING and containing 1.6667 acres of land more or less.

Reservations from and Exceptions to Conveyance and Warranty:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas and other minerals, in, on, under, or that may be produced from the above-described property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Restrictive covenants recorded in CLERK'S FILE NO. 706881, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Reservation of all oil, gas and other minerals, except as to a stated 1/2 of 1/8 non-participating royalty interest, as set forth in instrument dated June 23, 1961, recorded in Volume 1010, Page 259, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated August 30, 1919, recorded in Volume C, Page 464, Miscellaneous Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated October 14, 1999, recorded under Clerk's File No. 826609, Official Records and October 12, 1999, recorded under Clerk's File No. 835935, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Agreement as to Real Estate, as set forth in instrument dated April 28, 1998, recorded under Clerk's File No. 706881, Official Records, Hidalgo County, Texas.

Subject to any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.

Taxes for the year 2010 and subsequent years.

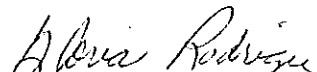
Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument,

grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

INTERNATIONAL BANK OF COMMERCE, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of INTERNATIONAL BANK OF COMMERCE and are transferred to INTERNATIONAL BANK OF COMMERCE, without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.



GLORIA RODRIGUEZ,
AKA GLORA P. RODRIGUEZ

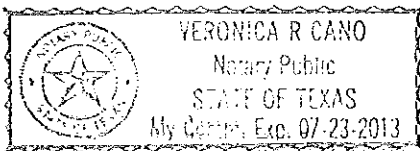


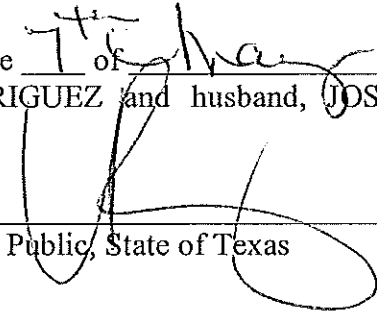
JOSE LUIS RODRIGUEZ

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 1st of January, 2010, by GLORIA RODRIGUEZ, AKA GLORIA P. RODRIGUEZ and husband, JOSE LUIS RODRIGUEZ.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
ROBERTO MONSIVAIS
And VERONICA CONTRERAS
306 Hazel Street
San Juan, Texas 78589

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 764297; VC:bc